

The Cranford Zoning Board of Adjustment will hold a meeting on **Monday, December 9, 2019 at 7:30 p.m.** in Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey to consider the following. Formal action may be taken.

1. Communications
2. Resolutions of Memorialization
3. Minutes
4. Old/New Business

PUBLIC MEETING - ROOM 107 - 7:45 p.m.

1. Statement of compliance with the Open Public Meetings Act.
2. Roll Call
3. **Application #ZBA 19-014**
Applicant: Gary Goodman/Goodman Realty
29 Alden Street
Block: 189, Lot: 15.01 D-C Zone

Applicant is requesting a d(3) variance to permit conditional use of space as a professional office §255-39B(19) which requires Board approval.

4. **Application #ZBA 19-015**
Applicant: Christopher Ozolnieks
19 Connecticut Street
Block: 446 Lot: 1 R-3 Zone

The applicant is requesting a c(2) variance for a front yard fence on a corner lot. On a corner lot, fences over 4 feet in height and/or greater than 50% closed are not permitted in the front yard including the side street frontage. Proposed fence is 6 feet high and more than 50% closed along the current fence line that extends past the line of the principle structure on the lot along the side of the property adjacent to the street §255-26K(2).

5. **Application #ZBA 19-010 – CONTINUED FROM NOVEMBER 25, 2019**
Applicant: New York SMSA Limited Partnership
d/b/a Verizon Wireless, T-Mobil Northeast LLC
New Cingular Wireless PCS, LLC
Union County College
1033 Springfield Avenue
Block: 121 Lot: 2.01, E-1 Zone

Applicant is requesting preliminary and final site plan approval, a d(1), d(3) and a d(6) variance for a wireless telecommunications facility §255-37I(5) & (6), plus numerous c(2) variances. A variance for height where the maximum height permitted is 70 feet, and 140 feet to the top of the tower and 148 feet to the top of the concealment branches is proposed §255-37I(10)(a), a variance for setback where the minimum required setback to the closet property line is 185 feet and 112 feet 9 inches is proposed §255-7I(10)(b)(1), a variance for separation from the nearest residential unit where the minimum is 444 feet and 229 feet 7 inches is proposed §255-37I(10)(c) and if so required, variances to permit more than one principal use on a lot, for the continuation of the existing non-conforming lot area §255-37G(1)(c) and open space ratio §255-37G(1)(e).

PUBLIC PORTION - Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board.

COPIES OF THE MINUTES OF THE MEETING ARE AVAILABLE AFTER ADOPTION BY THE BOARD UPON WRITTEN REQUEST SUBMITTED TO THE TOWNSHIP CLERK, 8 SPRINGFIELD AVENUE, CRANFORD, NEW JERSEY 07016 IN ACCORDANCE WITH THE OPRA ACT.